



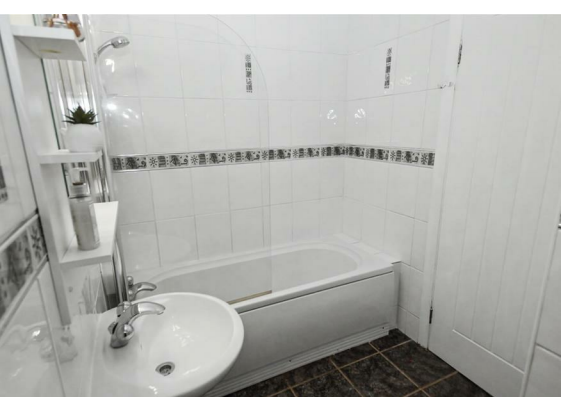
AB Properties



23 Highburgh Avenue
, Lanark, ML11 7DS

Offers over £79,995







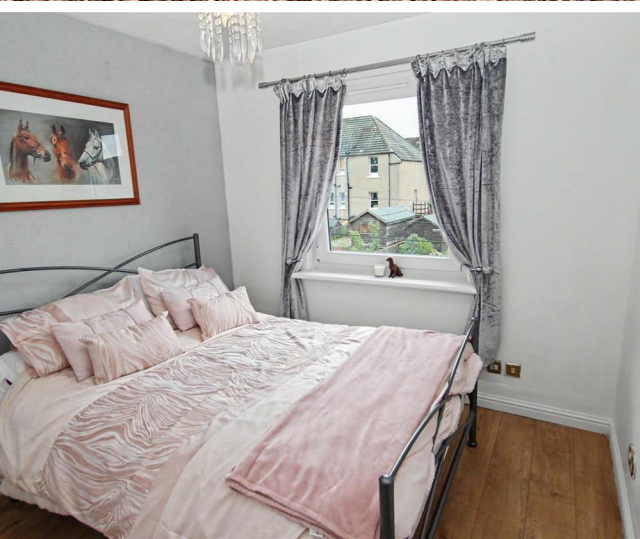
Beautifully presented two-bedroom first-floor flat situated within Highburgh Avenue, a popular and highly sought-after cul-de-sac just minutes from Lanark town centre and its excellent range of amenities.

The accommodation is well proportioned throughout and comprises a welcoming entrance hallway with three useful storage cupboards, a contemporary bathroom fitted with a shower over the bath, and two generous double bedrooms, both benefiting from fitted wardrobes. The bright and spacious lounge offers ample room for both living and dining furniture, creating an ideal space for relaxing or entertaining. The property is completed by a modern fitted kitchen featuring a ceramic hob, gas hob, and electric oven.

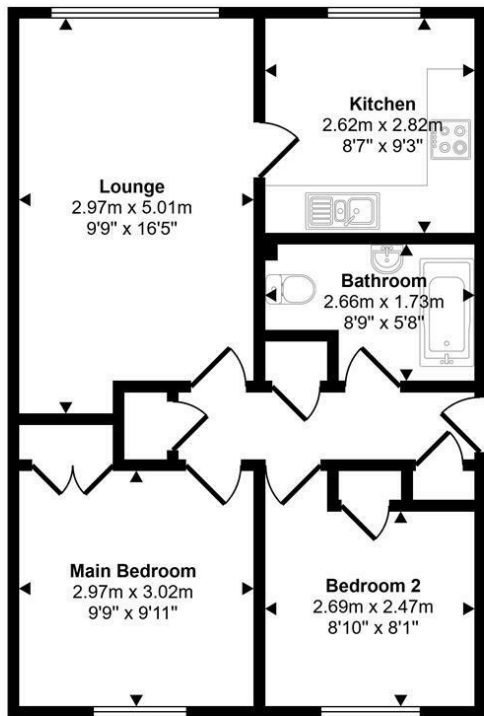
Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys off-street parking to the front, while to the rear there is a communal drying area for residents' use, a paved patio area and well-manicured lawns.

This fantastic flat would make an ideal first-time purchase, downsizing opportunity, or buy-to-let investment, thanks to its convenient location and well-maintained accommodation.

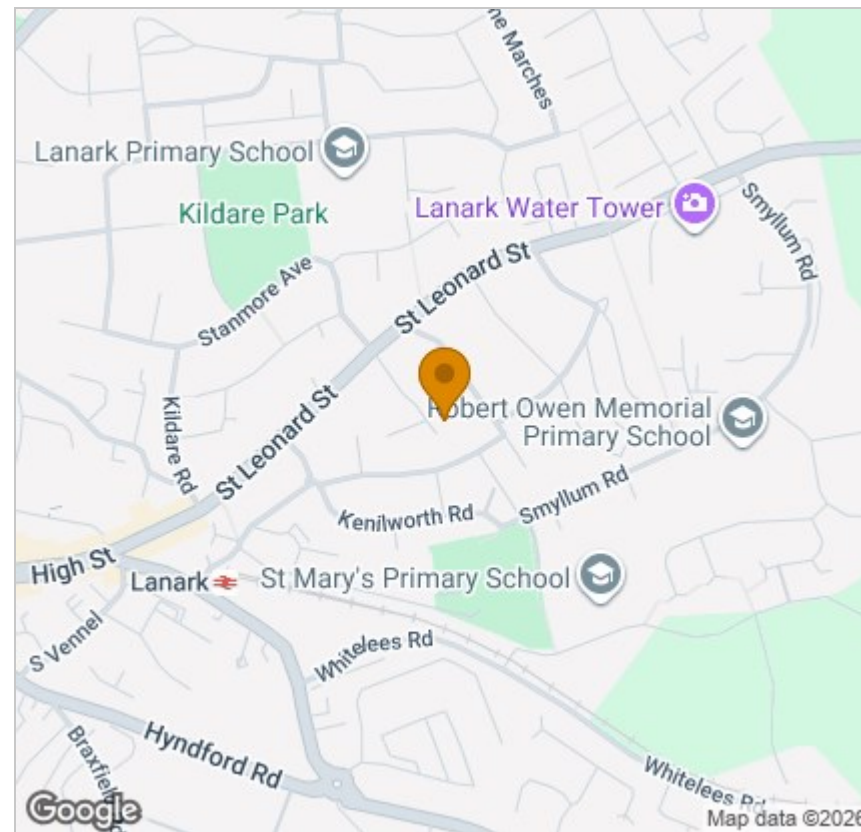


Approx Gross Internal Area
51 sq m / 547 sq ft

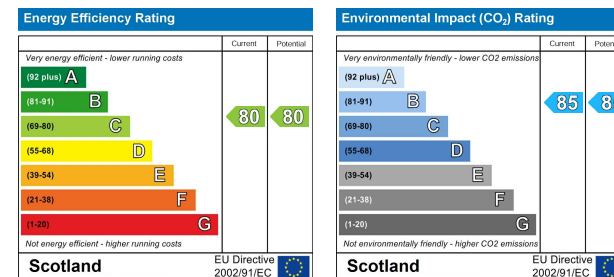


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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